



GRASSROOTS
REALTY GROUP

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312 Pinegreen Close NE
Calgary, Alberta

MLS # A2280869



\$499,900

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,064 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Discover this charming single-family detached home located in the established community of Pineridge, Calgary, offering a total of 1,792 sq. ft. of versatile living space, including 1,064 sq. ft. above grade. This property is perfectly situated for convenience, providing excellent access to major roadways, Calgary Transit, shopping centres, and schools of all ages. The inviting main level features a spacious living room centered around a cozy stone-facing fireplace, complemented by large windows that fill the space with natural light. The functional kitchen is well-equipped with dark cabinetry, stainless steel appliances, and granite-style countertops, flowing seamlessly into a dedicated dining area. Completing the main floor are three comfortable bedrooms and a full 4-piece bathroom. The finished basement adds significant value, offering a large second living area and a second kitchen equipped with a stove, fridge, and cabinetry—perfect for extended family or potential suite use. This level includes a fourth large bedroom with a walk-in closet, a second 4-piece bathroom, and a dedicated laundry/utility room with a high-efficiency furnace and front-loading laundry pair. The exterior boasts a front porch for morning coffee and a fully fenced backyard designed for entertaining. Enjoy a large rear wooden deck and the convenience of a detached double-car garage, providing secure parking and additional storage. Whether you are looking for a spacious family home near all amenities or a property with great investor potential, this Pineridge gem is a must-see!